

**Entered on Docket  
January 22, 2013**  
GLORIA L. FRANKLIN, CLERK  
U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

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Attorneys for Defendant U.S. Bank National Association,  
successor in interest to Bank of America, National Association,  
as successor by merger to La Salle Bank, National Association  
as trustee for Washington Mutual Mortgage Pass-Through  
Certificates WMALT Series 2007-OA4 Trust by Washington  
Mutual Bank as attorney in fact

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SANTA ROSA DIVISION**

15  
16 In re  
17 ROSA GONSALEZ PATLAN,  
18 Debtor.  
19  
20 ROSA GONSALEZ PATLAN,  
21 Plaintiff,  
22 v.  
23 BANK OF AMERICA,  
24 NATIONAL ASSOCIATION,  
25 Defendant.

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CHAPTER 13  
Case No. 12-11743  
ADVERSARY PROCEEDING  
CASE NO. 12-01129  
**FINAL JUDGMENT**

1        This Court having granted summary judgment in favor of defendant U.S. Bank, National  
2 Association, successor in interest to Bank of America, National Association, as successor by  
3 merger to LaSalle Bank, National Association as trustee for Washington Mutual Mortgage Pass-  
4 Through Certificates WMALT Series 2007-OA4 Trust by Washington Mutual Bank as attorney  
5 in fact (“U.S. Bank”) on plaintiff Rosa Gonsalez Patlan, Debtor’s (“Plaintiff”) Complaint to  
6 Determine Nature And Extent of Lien (the “Complaint”);

7            IT IS HEREBY ORDERED, ADJUDGED AND DECREED that, as to Plaintiff’s First  
8 Cause of Action in the Complaint, Plaintiff is barred from contesting U.S. Bank’s lien in the  
9 amount of Six Hundred Thirty Thousand Three Hundred Three Dollars and Sixty-Five Cents  
10 (\$630,303.65) based on its Deed of Trust recorded on March 20, 2007 in the Official Records of  
11 Sonoma County as Document No. 2007031689 against Fernando Tapia Gonzalez’s one-third  
12 interest in the property commonly known as 622 Todd Road, Santa Rosa, California and having  
13 the following legal description:

14            LOT 40, AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED  
15            “MAP OF SUBDIVISION NO. 1 OF SANTA ROSA FARMS, BY SANTA  
16            ROSA FARMS CO.,” FILED IN THE OFFICE OF THE COUNTY RECORDER  
17            OF SONOMA COUNTY ON JANUARY 8, 1909 IN BOOK 23 MAPS, AT  
18            PAGE(S) 1, SONOMA COUNTY RECORDS

19            (the “Property”).

20            IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that, as to  
21 Plaintiff’s First Cause of Action in the Complaint, U.S. Bank is granted an equitable lien in the  
22 amount of Twenty Four Thousand Nine Hundred Fifty-Eight Dollars and No Cents  
23 (\$24,958.00) against Plaintiff’s two-thirds interest in the Property, and has no further right, title  
24 or interest in Plaintiff’s two-thirds interest in the Property.

25            IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff  
26 take nothing on her Second Cause of Action and Third Cause of Action in the Complaint.

27            IT IS FUTHER ORDERED, ADJUDGED AND DECREED that each side shall bear its  
28 own costs of suit.

1 Dated: January 21, 2013

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Alan Jaroslovsky  
U. S. Bankruptcy Judge

